027.A	0001	0059.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	899,500	/	899,500
USE VALUE:	899,500	/	899,500
ASSESSED:	899,500	/	899,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MATHEU DAVID MICHAEL
Owner 2:	BERANEK CHRISTA
Owner 3:	
Street 1:	59 EVERETT ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATHIAS LAMBERT L & -
Owner 2:	PANDIT UMA -
Street 1:	59 EVERETT ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Aluminum Exterior and 1918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	896,200	3,300		899,500
Total Card	0.000	896,200	3,300		899,500
Total Parcel	0.000	896,200	3,300		899,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.98 | /Parcel: 468.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 316118
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

PREVIOUS ASSESSMENT

Parcel ID: 027.A-0001-0059.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	883,100	3300	.		886,400	886,400	Year End Roll	12/18/2019
2019	102	FV	778,700	3300	.		782,000	782,000	Year End Roll	1/3/2019
2018	102	FV	740,600	3300	.		743,900	743,900	Year End Roll	12/20/2017
2017	102	FV	676,600	3300	.		679,900	679,900	Year End Roll	1/3/2017
2016	102	FV	676,600	3300	.		679,900	679,900	Year End	1/4/2016

!16072!

PRINT

Date	Time
12/11/20	05:43:09

LAST REV

Date	Time
11/07/18	10:09:30
mmcmakin	

PAT ACCT. 16072

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHIAS LAMBERT	69720-26		8/3/2017		805,000	No	No		
NICHOLS MARGARE	63981-287		7/28/2014		695,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	520	Heat App	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	SQ Returned	MM	Mary M
5/18/2018	Measured	DGM	D Mann
1/7/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7315																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.19744515
Const Adj.:	0.98990101
Adj $ / SQ:	349.679
Other Features:	105673
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	939393
Depreciation:	43212
Depreciated Total:	896180

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	423.11
Special Features:	0	Val/Su Net:	467.26
Final Total:	896200	Val/Su SzAd	467.26

SKETCH

UnSketched SubAreas:
GLA: 1918,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,918	349.680	670,684

Net Sketched Area:	1,918	Total:	670,684

Size Ad	1918	Gross Are	1918	FinArea	1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.A-0001-0059.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1912	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300